

MINUTES OF THE REGULAR NORWALK CITY COUNCIL MEETING ON 7-16-15

(abridged for publication)

Mayor Phillips called the City Council meeting to order at 6:02 p.m. Present at roll call: Tom Greteman, Erika Isley and Jaki Livingston. Absent at roll call: Eric Delker and Kyle Jackson. (RC = roll call vote)

15-122 Livingston moved, Greteman seconded, to approve the **agenda** as amended to move audit RFP from consent to the end of the meeting for discussion purposes. Voice vote carried unanimously.

15-123 Livingston moved, Greteman seconded, to approve **minutes** of July 2nd regular council meeting. Voice vote carried unanimously.

Consent included **tax abatement** applications; **liquor licenses** for Outskirtz and Jazz in July; **Ordinance No. 15-06** amending the official zoning map of the City of Norwalk, Iowa, by rezoning property located at 8288 Adams Street from A-R, agricultural reserve, to RE-1, rural estates residential; monthly department and treasurer's **reports** and **expenditures**:

A1 CABINET & GRANITE	DAY ROOM	\$650.00	LASER RESOURCES	COPIER LEASE	\$581.40
ADVENTURE LIGHTING	SHOP LIGHTS	\$230.23	LIVING MAGAZINE	PAY FOR SVCS	\$999.00
ASI	SERVICE	\$52.50	MARTIN MARIETTA	SUPPLIES	\$11.93
BOBS TROPHIES	NAME PLATES	\$56.00	MATHESON TRI-GAS	SUPPLIES	\$1,330.99
BOUND TREE MEDICAL	SUPPLIES	\$56.52	MENARDS	DAY ROOM	\$659.68
BRENT WALKER	CHESS CLUB	\$168.10	METRO WASTE AUTH	MONTHLY FEES	\$35,901.66
BRICK GENTRY PC	LEGAL FEES	\$840.00	MIDAMERICAN ENERGY	ENERGY BILL	\$17,830.87
CARDIOLOGY LAKEVIEW	TESTING	\$521.00	MIKE MYER SERVICES	NUISANCE	\$405.00
CENTRAL SALT	SUPPLIES	\$12,910.43	MPS ENGINEERS PC	HOLLY DRIVE	\$147,516.86
CNM OUTDOOR EQUIP	WEED EATERS	\$137.36	NATL ASSN OF DEVELOP	MEMBERSHIP	\$1,000.00
CONNER ELECTRIC	REPAIR	\$429.70	NANCY KUEHL	AIRGAS REIMB	\$82.07
CONST & AGGREGATE	SUPPLIES	\$32.75	NEWCOM TECH	LIC SVC AGREE	\$600.00
CONTRACT SPECIALTY	CHALK	\$3,112.00	N WAR TOWN & CTY	PH NOTICE	\$158.10
CONTROLLED ACCESS	REPAIR	\$1,577.36	NORWALK READY MIX	SAND	\$40.00
DELAGE LANDEN	LEASE	\$263.51	NORWALK SOFTBALL	UMPIRES	\$400.00
DM WATER WORKS	PAY FOR SVCS	\$35,261.31	OUR DESIGNS	SUPPLIES	\$143.50
DORSEY & WHITNEY	LEGAL FEES	\$2,500.00	PEPSI-COLA	CONCESSION	\$222.15
DOWNEY TIRE	JAC MOWER	\$787.37	PLASTIC RECYCLING	UMBRELLA	\$389.00
ELECTRIC MOTORS	SUPPLIES	\$233.97	PLUMB SUPPLY	DAY ROOM	\$175.00
ELLIOTT EQUIP	VEHICLE REPAIR	\$2,055.61	QUALITY TRAFFIC CTRL	SOAPBOX DERBY	\$200.00
EMS PROFESSIONALS	SUPPLIES	\$500.25	RACHEL PARKER	DRUG DOG	\$400.00
FARNER-BOCKEN	POOL CONCESSION	\$565.60	REGISTER MEDIA	PH NOTICE	\$249.65
FEH ASSOCIATES	LIBRARY ROOF	\$6,291.35	RRACAP	OUTREACH SVCS	\$3,438.00
G & L CLOTHING	CLOTH REIMB	\$363.18	SAMS CLUB	CONCESSION	\$1,202.15
GARY LEHMER	ED CERT REIMB	\$497.00	SCHWAN'S SALES	CONCESSION	\$21.48
GCMOA MEMBERSHIP	MEMBERSHIP	\$35.00	SHIVE HATTERY	CEDAR ST PAVING	\$1,663.50
GE CAPITAL	LEASE	\$520.00	SIMPLEX GRINNELL	ALARM MONITOR	\$656.15
GRIMES ASPHALT	COLD MIX	\$776.72	SIRCHIE	SUPPLIES	\$494.85
IACMA	MEMBERSHIP	\$150.00	SMITHS SEWER SVC	POOL	\$255.00
INDOFF	SUPPLIES	\$70.14	STRATEGIC AMERICA	WEB HOSTING	\$540.00
IA DEPT OF NAT RES	DNR	\$1,043.61	TAXPAYERS ASSN	PROF FEES	\$900.00
IA LEAGUE OF CITIES	DUES	\$3,387.00	TERMINIX INTL	PEST CONTROL	\$64.00
IA PARK AND REC	POOL SCHOOL	\$255.00	DUERSON CORP	CH ROOF REPAIR	\$402.31
IA PHYSICIANS CLINIC	BENGE 6/12/15	\$140.00	GRAPHIC EDGE	OPER SUPPLIES	\$2,372.00
IA RADIOLOGY	TESTING	\$36.00	THRASHER SERVICE	POOL HEATER	\$1,522.29
IA SIGNAL	HWY 28 & NORTH	\$2,100.00	TOMARK SPORTS	BASEBALLS	\$233.95
IA WINDOW SVC	BLDG MAINT	\$290.00	TOMPKINS IND	PARTS	\$198.97
IA WORKFORCE DEVEL	2ND QTR	\$524.24	TREAS, CITY HALL	JUNE 2015	\$85,851.50
J & K CONTRACTING	NW AREA TRUNK SEW #4	\$67,923.58	TREAS, STATE OF IA	SALES TAX	\$9,710.98
JAMES OIL CO	FUEL	\$7,410.92	US POSTAL SVC	POSTAGE	\$300.00

JD WELD & MACHINE	POOL LADDER REPAIR	\$54.06	USA BLUE BOOK	SUPPLIES	\$384.50
JEREMY BAKER	CLOTH REIMB	\$114.48	VEENSTRA & KIMM	ENG SVCS	\$918.50
JESTER INS SVCS	RENEWAL PACKAGE	\$137,937.00	VETTER EQUIP	MOWER	\$59.04
JO SNYDER	CLOTH REIMBURSE	\$119.88	WALSH DOOR	SUPPLIES	\$8,086.24

15-124 Motion by Livingston, Greteman seconded, to approve **consent** agenda passed unanimously, RC.

Phillips opened the **public hearing** at 6:06 p.m. Eddleman reported the city received no written or oral comment. With no one present wishing to speak, Phillips closed the public hearing at 6:06 p.m.

15-125 Motion by Greteman, Livingston seconded, to approve **Resolution 0716-15-060** adopting plans, specifications, form of contract and estimate of costs for the project known as Norwalk Public Library Roof Replacement passed unanimously, RC.

15-126 Motion by Isley, Livingston seconded, to adopt **Resolution 0716-15-061** awarding contract for the project known as Norwalk Public Library Roof Replacement to Exterior Sheet Metal, Inc. in an amount not to exceed \$190,620.00 passed unanimously, RC.

15-127 Motion by Greteman, Livingston seconded, to adopt **Resolution 0716-15-062** approving change order No. 2 for the Holly Drive Reconstruction project passed unanimously, RC.

15-128 Motion by Livingston, Isley seconded, to adopt **Resolution 0716-15-063** approving Farms of Holland LLC development agreement passed unanimously, RC.

15-129 Motion by Livingston, Isley seconded, to pass the **first reading of proposed ordinance** approving Farms of Holland PUD with the limitation on rental property passed unanimously, RC.

15-130 Motion by Livingston, Isley seconded, to adopt **Resolution 0716-15-064** approving Farms of Holland preliminary plat passed unanimously, RC.

15-131 Motion by Livingston, Isley seconded, to adopt **Resolution 0716-15-065** approving Farms of Holland final plat passed unanimously, RC.

15-132 Motion by Greteman, seconded by Livingston, to **table acceptance of the RFP** from Denman and Company to conduct audits for the City of Norwalk passed unanimously, RC.

15-133 Livingston moved, Isley seconded, to **adjourn** meeting at 7:42 p.m. Voice vote carried unanimously.

Tom Phillips, Mayor

Attest:

Jodi Eddleman, City Clerk

MINUTES OF THE REGULAR NORWALK CITY COUNCIL MEETING ON 7-16-15
(unabridged version)

Mayor Phillips called the City Council meeting to order at 6:02 p.m. Present at roll call: Tom Greteman, Erika Isley and Jaki Livingston. Absent at roll call: Eric Delker and Kyle Jackson. (RC = roll call vote)

Staff present included: Marketa Oliver, City Manager; Jodi Eddleman, City Clerk; Tim Hoskins, Public Works Director; Dustin Huston, Fire Chief; Nancy Kuehl, Parks and Recreation Director; Holly Sealine, Library Director; Greg Staples, Police Chief and Wade Wagoner, Planning and Economic Development Director.

Greteman requested the audit proposal approval be removed from the consent agenda and placed at the end of the business agenda for discussion purposes.

15-122 Livingston moved, Greteman seconded, to approve the **agenda** as amended. Voice vote carried unanimously.

Presentation(s)

There were none.

Welcome of Guests and Public Comment

With no one present wishing to speak, Mayor Phillips opened the business portion of the meeting.

15-123 Livingston moved, Greteman seconded, to approve **minutes** of July 2nd regular council meeting. Voice vote carried unanimously.

Consent included **tax abatement** applications; **liquor licenses** for Outskirtz and Jazz in July; **Ordinance No. 15-06** amending the official zoning map of the City of Norwalk, Iowa, by rezoning property located at 8288 Adams Street from A-R, agricultural reserve, to RE-1, rural estates residential; monthly department and treasurer’s **reports** and **expenditures**:

A1 CABINET & GRANITE	DAY ROOM	\$650.00	LASER RESOURCES	COPIER LEASE	\$581.40
ADVENTURE LIGHTING	SHOP LIGHTS	\$230.23	LIVING MAGAZINE	PAY FOR SVCS	\$999.00
ASI	SERVICE	\$52.50	MARTIN MARIETTA	SUPPLIES	\$11.93
BOBS TROPHIES	NAME PLATES	\$56.00	MATHESON TRI-GAS	SUPPLIES	\$1,330.99
BOUND TREE MEDICAL	SUPPLIES	\$56.52	MENARDS	DAY ROOM	\$659.68
BRENT WALKER	CHESS CLUB	\$168.10	METRO WASTE AUTH	MONTHLY FEES	\$35,901.66
BRICK GENTRY PC	LEGAL FEES	\$840.00	MIDAMERICAN ENERGY	ENERGY BILL	\$17,830.87
CARDIOLOGY LAKEVIEW	TESTING	\$521.00	MIKE MYER SERVICES	NUISANCE	\$405.00
CENTRAL SALT	SUPPLIES	\$12,910.43	MPS ENGINEERS PC	HOLLY DRIVE	\$147,516.86
CNM OUTDOOR EQUIP	WEED EATERS	\$137.36	NATL ASSN OF DEVELOP	MEMBERSHIP	\$1,000.00
CONNER ELECTRIC	REPAIR	\$429.70	NANCY KUEHL	AIRGAS REIMB	\$82.07
CONST & AGGREGATE	SUPPLIES	\$32.75	NEWCOM TECH	LIC SVC AGREE	\$600.00
CONTRACT SPECIALTY	CHALK	\$3,112.00	N WAR TOWN & CTY	PH NOTICE	\$158.10
CONTROLLED ACCESS	REPAIR	\$1,577.36	NORWALK READY MIX	SAND	\$40.00
DELAGE LANDEN	LEASE	\$263.51	NORWALK SOFTBALL	UMPIRES	\$400.00
DM WATER WORKS	PAY FOR SVCS	\$35,261.31	OUR DESIGNS	SUPPLIES	\$143.50
DORSEY & WHITNEY	LEGAL FEES	\$2,500.00	PEPSI-COLA	CONCESSION	\$222.15
DOWNEY TIRE	JAC MOWER	\$787.37	PLASTIC RECYCLING	UMBRELLA	\$389.00
ELECTRIC MOTORS	SUPPLIES	\$233.97	PLUMB SUPPLY	DAY ROOM	\$175.00
ELLIOTT EQUIP	VEHICLE REPAIR	\$2,055.61	QUALITY TRAFFIC CTRL	SOAPBOX DERBY	\$200.00
EMS PROFESSIONALS	SUPPLIES	\$500.25	RACHEL PARKER	DRUG DOG	\$400.00
FARNER-BOCKEN	POOL CONCESSION	\$565.60	REGISTER MEDIA	PH NOTICE	\$249.65
FEH ASSOCIATES	LIBRARY ROOF	\$6,291.35	RRACAP	OUTREACH SVCS	\$3,438.00
G & L CLOTHING	CLOTH REIMB	\$363.18	SAMS CLUB	CONCESSION	\$1,202.15
GARY LEHMER	ED CERT REIMB	\$497.00	SCHWAN'S SALES	CONCESSION	\$21.48
GCMOA MEMBERSHIP	MEMBERSHIP	\$35.00	SHIVE HATTERY	CEDAR ST PAVING	\$1,663.50
GE CAPITAL	LEASE	\$520.00	SIMPLEX GRINNELL	ALARM MONITOR	\$656.15
GRIMES ASPHALT	COLD MIX	\$776.72	SIRCHIE	SUPPLIES	\$494.85
IACMA	MEMBERSHIP	\$150.00	SMITHS SEWER SVC	POOL	\$255.00
INDOFF	SUPPLIES	\$70.14	STRATEGIC AMERICA	WEB HOSTING	\$540.00
IA DEPT OF NAT RES	DNR	\$1,043.61	TAXPAYERS ASSN	PROF FEES	\$900.00
IA LEAGUE OF CITIES	DUES	\$3,387.00	TERMINIX INTL	PEST CONTROL	\$64.00
IA PARK AND REC	POOL SCHOOL	\$255.00	DUERSON CORP	CH ROOF REPAIR	\$402.31
IA PHYSICIANS CLINIC	BENGE 6/12/15	\$140.00	GRAPHIC EDGE	OPER SUPPLIES	\$2,372.00
IA RADIOLOGY	TESTING	\$36.00	THRASHER SERVICE	POOL HEATER	\$1,522.29
IA SIGNAL	HWY 28 & NORTH	\$2,100.00	TOMARK SPORTS	BASEBALLS	\$233.95
IA WINDOW SVC	BLDG MAINT	\$290.00	TOMPKINS IND	PARTS	\$198.97
IA WORKFORCE DEVEL	2ND QTR	\$524.24	TREAS, CITY HALL	JUNE 2015	\$85,851.50
J & K CONTRACTING	NW AREA TRUNK SEW #4	\$67,923.58	TREAS, STATE OF IA	SALES TAX	\$9,710.98
JAMES OIL CO	FUEL	\$7,410.92	US POSTAL SVC	POSTAGE	\$300.00
JD WELD & MACHINE	POOL LADDER REPAIR	\$54.06	USA BLUE BOOK	SUPPLIES	\$384.50

JEREMY BAKER	CLOTH REIMB	\$114.48	VEENSTRA & KIMM	ENG SVCS	\$918.50
JESTER INS SVCS	RENEWAL PACKAGE	\$137,937.00	VETTER EQUIP	MOWER	\$59.04
JO SNYDER	CLOTH REIMBURSE	\$119.88	WALSH DOOR	SUPPLIES	\$8,086.24

15-124 Motion by Livingston, Greteman seconded, to approve **consent** agenda passed unanimously, RC.

Public Hearing and Consideration – Library Roof

Phillips opened the public hearing at 6:06 p.m. Eddleman reported the city received no written or oral comment. With no one present wishing to speak, Phillips closed the public hearing at 6:06 p.m.

Greteman asked about interior lighting and Sealine responded it would be a separate project.

15-125 Motion by Greteman, Livingston seconded, to approve **Resolution 0716-15-060** adopting plans, specifications, form of contract and estimate of costs for the project known as Norwalk Public Library Roof Replacement passed unanimously, RC.

15-126 Motion by Isley, Livingston seconded, to adopt **Resolution 0716-15-061** awarding contract for the project known as Norwalk Public Library Roof Replacement to Exterior Sheet Metal, Inc., in an amount not to exceed \$190,620, passed unanimously, RC.

Holly Drive Change Order

Greteman asked about the homeowner who had a problem with back up in his basement. Hoskins responded that McClure met with homeowner and has settled satisfactorily.

Livingston asked who misidentified the location of the pipe and Hoskins said everyone involved. No one knew there were two pipes in the ground.

Greteman asked if the homeowner signed a release. Hoskins said McClure has a copy of the release.

Livingston asked how the city could not have known about the second pipe. Hoskins said it was a fluke that there were two service lines. Livingston then asked how to identify the right line. Hoskins said the service line was videotaped prior to the project beginning; but somewhere along the line, at some point in time, the property had a second service line hooked up.

Livingston asked how the city can protect itself from this in the future and Hoskins said it is impossible. Hoskins said this was the only one there was an issue with and the lines have now all been connected. The original line was probably severed and abandoned because of roots.

Caleb Smith, McClure Engineering, said when you go into old areas of town, there are often very old plans and maps. The only way to be positive is to do expensive dye and smoke testing and even then it is not 100%.

Livingston asked him why, if it is not uncommon, is it an unanticipated cost to the project. Smith said they could include in the project documents a couple of extra services like this; but they typically do not like to do it, because the contractors manage to always find a way to claim that cost. Smith reiterated that this was a fluke situation.

Greteman then asked if the guy digging could not see that there were two lines connected to the main a short distance apart; because it sounds like it was dug up and the person just guessed which one was connected. He also asked why

the contractor would not hook them all back up. Hoskins said the new sewer was going in at the same elevation as the old and he does not know if they identified the other line when they hooked the first one up.

Greteman asked why this is the city's problem and not the contractor's expense. Hoskins said the only way to have avoided this, would have been to go into every property and videotape the sewer line out to the main. Greteman said again that the contractor had to disconnect both of those pipes; so, everything that is disconnected should be reconnected.

Smith said the price point of taking the extra measures would be the same as this change order.

15-127 Motion by Greteman, Livingston seconded, to adopt **Resolution 0716-15-062** approving Change Order No. 2 for the Holly Drive Reconstruction project passed unanimously, RC.

Farms of Holland Development

Wagoner reported that this item was drafted by the Holland's attorney and the city's attorney has reviewed it. The Holland family agrees to give land to the city for the park and detention basin; in exchange, the city will name the park "Elizabeth Holland Park".

Greteman asked if there is a relationship between the Planned Unit Development (PUD) and the plats; at what point did the city agree to put residential homes instead of commercial properties in that area. Wagoner said the council has not agreed to anything yet. Greteman then asked if the Planning and Zoning Commission (P&Z) has reviewed this. Wagoner confirmed that P&Z had vetted this proposal.

Livingston said she does not remember seeing residential in the middle of this area. Greteman stated this area is to be Norwalk's downtown area. Wagoner said the property anticipated for that is planned for further south.

Greteman said this land should be used for commercial property. Phillips said the topography in the area would not provide great visibility for commercial development.

Greteman said he is not in favor of zoning residential anywhere on Highway 28; traffic is non-stop. He said that he does not recall ever seeing the map before.

Isley said she is in favor of this proposal. Livingston said she is not. Isley added the city is going to put the detention ponds in, a bike trail and houses to the east of this, which is also on a busy road. These residents would be able to walk to Hy-Vee and other stores that pop up there.

Phillips added it would be great for seniors to live there. Livingston said if this action was for senior housing; that would change her mind. Greteman said the city has so little commercial space on the highway; he would argue ever changing from commercial.

Craig King, CBRE, West Des Moines said everyone has been working on this project for a very long time and council was made aware there would not be commercial development at this spot; because, that land could never be elevated enough to market it commercially. There is a 40-foot drop off to the end of this basin.

King added that Norwalk has a significant amount of commercial land coming on line in the north shore area and commercial space is available in the Legacy development as well. This piece is not a viable commercial space.

Livingston said her concern is that there would be multi-family, and the concentration of rental property, in the middle of commercial. King said there is nothing in this that specifies this as rental property. He said he would be glad to amend the PUD and require the housing be only a for-sale product.

King explained the city could have 600 jobs in this area. Why not follow the growing trend adding a villa concept, providing quality stand-alone housing that would allow those people to live in the area where they work? He then asked about the options for backing that parcel out of the PUD to move forward with everything else tonight.

Greteman asked if P&Z has approved all of this and King said yes. Greteman then asked if he votes yes on this, is he also approving use of tax increment financing (TIF). Wagoner answered that the PUD says Turnberry Road will be constructed by the city. It is anticipated that increment from the adjacent property will pay for the road. King said the commercial buyer will be required to elevate the property and do the grading for the city.

Livingston said she could see residential being attractive because it would be buffered from the highway with views out the back door of the pond and bike trail. Her issue is that the housing not be rental properties. Dougherty said they could put covenants on the ground that would restrict rental for approximately twenty-one years.

Greteman said he cannot give away prime commercial ground. Isley said it is not prime commercial ground. King said commercial looks for visibility.

Wagoner said that a public hearing had been held on this PUD ordinance, both in front of the P&Z and the City Council. As part of that public hearing, a map had been included in the packet showing this as residential.

Greteman asked the mayor if he was in favor of it and Phillips said yes. He then asked Isley if she was in favor of it and she said yes. Greteman said he would support the views of his fellow council members.

15-128 Motion by Livingston, Isley seconded, to adopt **Resolution 0716-15-063** approving Farms of Holland LLC development agreement passed unanimously, RC.

Jim Holland, manager of Farms of Holland LLC, said on behalf of his family, thank you for agreeing to name the park after their mother. It is an honor and they will be anxious to see how it all comes together.

15-129 Motion by Livingston, Isley seconded, to pass the **first reading of proposed ordinance** approving Farms of Holland PUD, with the limitation on rental property to be added before the next reading, passed unanimously, RC.

15-130 Motion by Livingston, Isley seconded, to adopt **Resolution 0716-15-064** approving Farms of Holland preliminary plat passed unanimously, RC.

Greteman asked the reason for the preliminary plat and final plat approvals on the same night. Smith said procedurally it was necessary to have the paperwork ready to convey the land within 30 days.

15-131 Motion by Livingston, Isley seconded, to adopt **Resolution 0716-15-065** approving Farms of Holland final plat passed unanimously, RC.

Lighting Proposal

Hoskins reported to council that the city has been consulting with a company about converting the lighting that the city uses over to LED. He introduced Collette Wait, Ultra Green Lighting, who works hand in hand with MidAmerican Energy to receive rebates. She went through Public Safety, Public Works and City Hall; they can assess the library in the future.

Wait explained the benefits of LED lighting, which include: 85% reduction in energy consumption, lower maintenance costs, no harmful mercury, low heat emission, better color rendering and fewer greenhouse gas emissions.

Wait also provided information on the financial benefit of converting. City Hall's current lighting expense is \$1,744.86; and has a conversion cost estimate of \$5,595.48. Total energy savings each month of \$105.17 would mean a payback period for the city's investment in conversion, with rebates, of 2.1 years.

The Public Safety building's current lighting expense is \$15,574.87; and has a conversion cost estimate of \$40,864.05. Total energy savings would mean a payback period for the city's investment in conversion, with rebates, of 1.9 years.

The Public Works facility's current lighting expense is \$5,944.84; and has a conversion cost estimate of \$26,435.33. Total energy savings would mean a payback period for the city's investment in conversion, with rebates, of 3.07 years.

Isley asked how they came up with our current lighting expense and Wait said by calculating kilowatts per hour.

Phillips asked if LED is dimmable and Wait answered yes.

Greteman asked why the rebates are lower, percentage-wise, for the Public Works and Public Safety buildings. Wait said the numbers vary when you are working with T8 lights or can lights. Greteman said the other buildings have different light configuration where we would not get as good of a deal.

Phillips asked if there was direction for Hoskins to move forward with steps to do this project. Greteman said he would like some confirmation of the rebates because they are a big piece of this. Wait said MidAmerican will come in and do an inspection and send us a pre-approval letter.

Audit Request for Proposals

Greteman asked if the proposal from Denman & Company is the low bid and Oliver said no; it is approximately \$3,000 more than the lowest bid. She said staff recommends this firm is because they have experience handling budgets very similar to Norwalk's.

Greteman asked if the lowest bidder was the firm who conducted the city's most recent audit and Oliver answered yes. He then said that he does not like the idea of removing that firm after there were audit findings.

Oliver explained that this Request for Proposals (RFP) has been conducted for the past three years and based on recommendations from outside finance professionals, who suggested changing audit firms after the departure of the

current finance officer. Having new eyes on the city's books is a good financial practice.

15-132 Motion by Greteman, seconded by Livingston, to **table acceptance of the RFP** from Denman and Company for audit services passed unanimously, RC.

NCIS Project Update

Hoskins stated that on Happy Hollow he last reported that the inspectors had found areas of the sidewalk that did not meet the specifications and ADA (Americans with Disabilities Act) guidelines. Those areas have been further defined and the area that will need to be replaced is 83 feet on the west side of the street at 9200 and 9196 Happy Hollow Drive. Site restoration will be taking place shortly after the sidewalk is replaced.

Hoskins added that construction on Happy Hollow Drive is to be fully complete by August 1st; failure to complete the work will result in liquidated damages of \$500 per day until this section is finished. He said the contractor has been notified that the city fully intends to levy damages should the work not be completed.

Hoskins reported that on Holly Drive crews are finishing the last of the water line connections and system transfers from the old system to the new, and he expects all water main work to be completed next week.

He said good progress has been made this week with installation of the storm sewer main and should continue from this point forward with the completion of the storm sewer and sub-drains, then subgrade preparation will start shortly. The contractor anticipates the paving of the street to start the first part of August, it will need to cure for a few days after which the installation of sidewalks and driveways will take place.

Hoskins said crews on Wakonda Drive are installing the sub-drain lines along each side of the street and removing the curbs and gutters.

He said the new sanitary sewer line installation started just west of the intersection of Maplecrest Drive. This phase of work will involve installing a new sewer line down the center of the street from Old Orchard Drive to Maplecrest Drive on Wakonda. The excavation will continue west towards Old Orchard Drive.

During this time, access to driveways may not be possible. Parking permits and posted permit parking areas are available on adjacent streets and parking permits have been provided to each household affected. A temporary sidewalk has been laid on both sides of the street and contractors are moving garbage, recycling, and yard waste totes from the end of driveways to the disposal area.

He then reported the completion of fire hydrant relocations, so there should not be any disruption to services from this point forward; except possibly individual services that might be impacted due to excavation. These instances will be very limited, as the contractor will make every effort to avoid service lines.

Greteman asked where the dirt is being moved to. Phillips said it is going to the racetrack. Greteman said the city told property owners that they need to have a grading permit and they have not complied yet. He said that he does not want any city dirt going to the racetrack until the property owner comes in for a grading permit. Phillips said once the dirt is excavated by the contractor, it is technically the contractor's dirt. Hoskins confirmed that is correct.

Reports

Oliver noted that Norwalk's certified site was announced last Monday morning.

Staples reported arresting delinquents on a number of mischief items that were mounting and becoming more serious.

Huston said the tower had been fixed. The lift cylinder had gone out.

Kuehl mentioned Jazz in July comes to Norwalk City Park on the 30th.

Phillips added that also on July 30th, at 5:15, there will be a dedication of a swing in Jamie Sylvester's memory.

15-133 Livingston moved, Isley seconded, to **adjourn** meeting at 7:42 p.m. Voice vote carried unanimously.

Tom Phillips, Mayor

Attest:

Jodi Eddleman, City Clerk